

**PLANNING BOARD  
TOWN OF SOUTHEAST, NEW YORK**

**RESOLUTION TO ISSUE A POSITIVE DECLARATION, NOTICE OF COMPLETION OF  
DRAFT ENVIRONMENTAL IMPACT STATEMENT, AND SET A PUBLIC HEARING**

INTRODUCED BY:

LaPerch

DATE:

June 14, 2018

SECONDED BY:

Cyprus

**WHEREAS**, Putnam Seabury Partners, L.P (the "Applicant") has petitioned the Town of Southeast, NY, for an amendment to the Zoning Ordinance and Map of the Town of Southeast, and is requesting a re-subdivision, Site Plan, Conditional Use Permit, and Wetland Permit approval for an approximately 1,125,000 square foot logistics center to be known as the Northeast Interstate Logistics Center on an approximately 328 acre site located at New York State (NYS) Route 312 and Pugsley Road (the "Project Site");

**WHEREAS**, the Project Site, which is currently comprised of 156 tax parcels, is proposed to be re-subdivided into 5 tax parcels and a sixth lot is proposed to be created pursuant to a lot line adjustment, which application shall be heard simultaneously;

**WHEREAS**, the proposed Northeast Interstate Logistics Center would include four buildings ranging in size from 173,775 to 366,404 square feet;

**WHEREAS**, the proposed buildings would be located on Lots 1, 2, and 3; Lot 4 would remain vacant except for potable water wells; Lot 5 is proposed to be donated to Putnam County for new access to Tilly Foster Farm and potential related uses; and Lot 6 would be donated to the New York State Department of Transportation to accommodate traffic improvements that would be constructed as part of the Proposed Project;

**WHEREAS**, to facilitate the Proposed Project, the Applicant requests to rezone approximately 39 acres on the west side of Pugsley Road from Rural Commercial (RC) to Office Park 3 (OP-3), and the remaining parcels would retain their existing zoning designation.

**WHEREAS**, in addition, the Applicant proposes to add "logistics center" as a "conditional use permit" use in the OP-3 Zoning District, and is proposing criteria for the review of Logistics Center uses;

**WHEREAS**, the Applicant submitted a Full Environmental Assessment Form (EAF) with supplemental studies on November 6, 2017;

**WHEREAS**, the Planning Board determined that the Proposed Project is a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA);

**WHEREAS**, the Planning Board at its November 27, 2017, meeting directed that a Notice of Intent to act as Lead Agency be circulated to Interested and Involved Agencies;

**WHEREAS**, the Applicant, pursuant to §§617.6(a)(4), 617.8(c) and 617.9 of the regulations implementing SEQRA, has prepared a Draft Environmental Impact Statement (DEIS) which was

submitted in sections to the Planning Board starting on or about April 4, 2018, and a full document was submitted to the Planning Board on May 11, 2018;

**WHEREAS**, the Planning Board received no objections to the Notice of Intent and declared itself Lead Agency on May 14, 2018;

**WHEREAS**, the Planning Board directed its consultants, AKRF, Inc., Nathan L. Jacobson and Associates, P.C., and Stephen W. Coleman Environmental Consulting to review the document prepared by the applicant and to advise the Planning Board on the sufficiency of the document for the purposes of commencing public review;

**WHEREAS**, AKRF, Inc. submitted memorandums to the Planning Board regarding the sufficiency of the document on May 4, 2018, May 16, 2018, and May 24, 2018, which indicated that the document was not complete for the purposes of commencing public review and recommended revisions;

**WHEREAS**, the Applicant submitted a revised DEIS to the Planning Board on June 8, 2018 which responded to the comments from the Planning Board and its consultants;

**WHEREAS**, Stephen W. Coleman Environmental Consulting, AKRF, Inc., and Nathan L. Jacobson and Associates, P.C., submitted memorandums to the Planning Board dated June 11, 2018, June 12, 2018, and June 13, 2018, respectively, recommending that the document be considered complete under the applicable standards of the SEQRA regulations 6 NYCRR §617.9(a)(2) and 6 NYCRR §617.9(b) and subject to minor revisions recommended in the memorandums;

**NOW THEREFORE BE IT RESOLVED**, that after considering the Proposed Project; the Full EAF and DEIS prepared by the Applicant; and the criteria for determining significance in the SEQRA regulations (6 NYCRR §617.7(c)), the Town of Southeast Planning Board finds that the Proposed Project may have a significant impact on the environment based on the following:

1. The Proposed Project involves amendments to the Town of Southeast Zoning Map and Zoning Ordinance;
2. The Proposed Project has the potential to result in significant adverse impacts to community character;
3. Construction of the Proposed Project would require modification to two ridgelines located within the Ridgeline Protection Overlay District;
4. The Proposed Project would result in alteration of, increase or decrease in size of, or encroachment into the New York State Department of Environmental Conservation (NYSDEC) Wetlands LC-18 and LC-28 and their buffers, and 7.81 acres of disturbance to Town of Southeast regulated wetland and stream buffers.
5. The Proposed Project may impact species such as the Red Maple tree – hardwood swamp, the Northern Long-Eared Bat, and Bog Turtle, which are plant and animal species that have been identified as endangered or threatened.
6. The Proposed Project would result in the construction of 57.2 acres of impervious surface for roads, buildings, and other paved surfaces.
7. The Proposed Project may induce ±510 semi-trailer truck trips per day, which has the potential to result in significant impacts to the transportation system.

8. The Proposed Project is a substantial change in use from its present vacant use and is adjacent to an Agricultural District (PUTN001).
9. The Proposed Project is located in or adjacent to an area identified as potentially sensitive for archaeological resources on the New York State Historic Preservation Office archaeological site inventory.
10. Construction would contain more than one phase.
11. The Proposed Project may have a significant impact on energy consumption.
12. The Proposed Project would temporarily exceed existing ambient noise levels during construction.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby issues a Positive Declaration under SEQRA for the Proposed Project;

**BE IT FURTHER RESOLVED**, that pursuant to §617.8(c), scoping was not conducted and the Applicant has submitted a DEIS to the Lead Agency;

**BE IT FURTHER RESOLVED**, that the Planning Board of the Town of Southeast, as Lead Agency, has reviewed the applicable standards of 6 NYCRR §617.9(a)(2) and 6 NYCRR §617.9(b) to evaluate the adequacy of the DEIS for the purposes of commencing public review and hereby determines that the DEIS for the Northeast Interstate Logistics Center project is complete subject to the inclusion of the minor revisions recommended in the letters from its consultants referenced herein; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby sets a public hearing to receive public comment on the DEIS, subdivision, and wetland permit applications at 7:30 PM on Monday, July 9, 2018, at the Southeast Town Offices, 1360 Route 22, Brewster, NY, 10509, and written comments are requested and will be accepted by the Planning Board until the close of business on August 3, 2018, or 10 days following the close of the hearing if adjourned to a later date.

**UPON ROLL CALL VOTE:**

T. LaPerch, Chairman	<u>yes</u>	D. Rush, Vice Chairman	<u>yes</u>
D. Armstrong, Boardmember	<u>yes</u>	E. Cyprus, Boardmember	<u>yes</u>
M. Hecht, Boardmember	<u>absent</u>	E. Larca, Boardmember	<u>yes</u>
J. Gress, Boardmember	<u>yes</u>		

The resolution was passed by a vote of 6 to 0, with 1 absent.

T. LaPerch  
 T. LaPerch, Chairman  
 Southeast Planning Board